

NOTICE OF RED WILLOW COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Red Willow County in McCook, Nebraska, the following educational lands within said County:

DATE: December 7, 2016 TIME: 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 14, 2016, at 2:00 p.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

TRACT	DESCRIPTION	SEC.TWP.RGE	2017 RENTAL	LEASE EXPIRATION
15	NE4 (160 acres, more or less)	16-04-28	\$5,470.40	December 31, 2023

Predominant Land Use: Grassland and dryland cropground  
This tract is located 6 miles north and 3 miles west of Indianola, NE.  
Improvements to be sold include: 740 rods of fence, stockwell, tower, mill and 12 acres of chemical spraying of wheat stubble. Total Value: \$5,492.00  
The stock tanks and cattle panels are to be considered personal property and are subject to removal by the previous lessee

17a	NE4 (153.48 acres, more or less)	16-01-29	\$6,455.16	December 31, 2023
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Predominant Land Use: Dryland cropground and grassland  
This tract is located 10 miles south of McCook, NE.  
Improvements to be sold include: Stockwell. Total Value: \$0.00

17b	All except NE4 (453.63 acres, more or less)	16-01-29	\$19,277.64	December 31, 2023
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Predominant Land Use: Dryland cropground and grassland  
This tract is located 10 miles south of McCook, NE.  
Improvements to be sold include: 980 rods of fence. Total Value: \$4,900.00  
The submersible pump, pipe, pressure tank, all stock tanks, 3 steel grain bins, chicken house, all steel gates, portable corrals, propane tank, all other 2 wire fences, house, pole shed, storage shed and machine shed are to be considered personal property and are subject to removal by the previous lessee.  
The domestic/stockwell in SW4NW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.  
The lessee elects to harvest 146 acres of fall-seeded wheat.

18	E2SE4 and NE4 except 2.23 acres of Hwy #89 (237.77 acres, more or less)	36-01-29	\$11,653.02	December 31, 2023
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Predominant Land Use: Dryland cropground and grassland  
This tract is located 2 miles south and 7 miles west of Danbury, NE.  
Improvements to be sold include: Stockwell, pipe and cylinder and 157 acres of chemical spraying of wheat stubble. Total Value: \$4,210.00  
STIPULATION: Lessee will decommission and plug the abandoned stockwell located in the SE4SE4 of this Section, at Lessee's sole and exclusive cost and expense and in accordance with all applicable laws and regulations of the Nebraska Department of Health, not later than December 31, 2017.

19	All (640 acres, more or less)	16-02-29	\$18,177.30	December 31, 2023
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Predominant Land Use: Grassland and dryland cropground  
This tract is located 4 miles south of McCook, NE.  
Improvements to be sold include: 1,920 rods of fence, 2 stockwells, tower, mill, submersible pump, rubber tire tank and 71 acres of chemical spraying of wheat stubble. Total Value: \$21,320.00  
The metal stock tanks, pumpjack, mill and tower in SW4NW4 and cattle panels are to be considered personal property and are subject to removal by the previous lessee.

21a	E2W2 except 1.22 acres (158.78 acres, more or less)	36-03-29	\$10,433.24	December 31, 2023
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Predominant Land Use: Irrigated and dryland cropground

This tract is located 1 mile south and 4 miles east of McCook, NE.

Improvements to be sold include: 655 rods of fence, stockwell, jet pump, drop pipe, 835' of PVC underground pipe and concrete risers. Total Value: \$4,870.00

The wood tower, pivot system, electric booster pump, pivot filter, pivot panel, chemigation tank, stock tanks, metal livestock panels and wood building are to be considered personal property and are subject to removal by the previous lessee.

The pivot pad and underground pipe to pivot point are owned by the School Trust and all right, title and interest shall remain with the School Trust.

21b	NW4NE4 (40 acres, more or less)	36-03-29	\$4,740.92	December 31, 2023
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Predominant Land Use: Irrigated and dryland cropground

This tract is located 1 mile south and 4 miles east of McCook, NE.

There are no improvements to be sold.

24	All (640 acres, more or less)	16-01-30	\$17,343.32	December 31, 2023
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Predominant Land Use: Grassland and dryland cropground

This tract is located 10 miles south and 4 miles west of McCook, NE.

Improvements to be sold include: 1,310 rods of fence and 2 stockwells. Total Value: \$8,580.00

The submersible pump, steel tower, mill, all stock tanks and solar submersible system are to be considered personal property and are subject to removal by the previous lessee.

The oil field well converted to stockwell in SW4NW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

27	N2N2, SE4NW4, SE4NE4 and N2SE4 except 6.82 acres of canal (313.18 acres, more or less)	16-03-30	\$19,443.44	December 31, 2023
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Predominant Land Use: Irrigated and dryland cropground and grassland

This tract is located 1 mile north and 4 miles west of McCook, NE.

Improvements to be sold include: 960 rods of fence. Total Value: \$0.00

The pump engine with generator, fuel tank with contamination pit and liner are to be considered personal property and are subject to removal by the previous lessee.

The lessee elects to harvest 96 acres of fall-seeded wheat.

28	All except 8.626 acres in E2E2 (631.374 acres, more or less)	36-04-30	\$27,164.34	December 31, 2023
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Predominant Land Use: Grassland and dryland cropground

This tract is located 4 miles north of McCook, NE.

Improvements to be sold include: 1,440 rods of fence, stockwell, mill, tower, 2 cisterns, stock tank and 90 acres of chemical spraying of wheat stubble. Total Value: \$22,780.00

The lessee elects to harvest 211 acres of fall-seeded wheat.

STIPULATION: Notwithstanding the noxious weed control provisions provided in the body of this Lease, the following stipulation shall apply regarding noxious weeds: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease, and provide detailed instructions for the chemical application. However, if the Board or its representative determines at any time, in their sole and absolute discretion, that the noxious weed problems are due to inaction or neglect on the part of the Lessee, then Lessee will furnish, at Lessee's sole and exclusive cost and expense, all chemical and the labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control, to the Board's satisfaction, the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2017 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2017, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2017 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2017 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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